



Floor Layout



Total approx. floor area 1,583 sq ft (147 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

James Laurence



REASSURINGLY LOCAL



Cannon Hill Road

Edgbaston

B12 9NL

Asking Price Of £375,000

- Three-Storey Semi-Detached House
- Off-Road Parking with Garage
- Spacious Rear Garden
- Four Double Bedrooms
- Three Reception Rooms
- Close to Cannon Hill Park



Cannon Hill Road,
Edgbaston, Birmingham, B12 9NL
Asking Price Of £375,000

Property Description

DESCRIPTION A spacious three-storey semi-detached house with four bedrooms, and three reception rooms. Located adjacent to Cannon Hill Park, overlooking Edgbaston Cricket Ground and training pitches. The property offers generous internal accommodation of circa 1583 sqft, and has a spacious garden to the rear. To the front of the property there is off-road parking with a garage and a garden area. The property is sold with no upward chain.

LOCATION The property occupies a very convenient location, on the borders of Moseley and Edgbaston, with Edgbaston Road offering excellent road and transport links within minutes to Birmingham city centre, A38 to M6/M42, Five Ways train station and New Street station whilst Queen Elizabeth hospital, Birmingham University's main campus and train station are a short commute. The new dental hospital is within a very short walk also.

Leisure facilities are provided with the development adjacent to Edgbaston Cricket Ground-home of Warwickshire cricket club and hosts England international tests, Cannon Hill park and MAC theatre are opposite the city's first 50m swimming pool at the recently completed Birmingham University complex nearby, The Edgbaston Priory tennis club and Golf clubs within short walking distance. Birmingham city centre offers the prestigious Grand Central, exclusive Mailbox retail development and Bull Ring offering shopping boutiques, with Theatres and convention facilities such as the ICC and Symphony Hall, facilities to be proud off.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded.



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However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band - D

EPC Rating - D

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Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

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To book a viewing of this property:

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